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## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** NATHAN WILLIAMS, AICP, SENIOR PLANNER  
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV *NW*

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV *cl*

**MEETING DATE:** APRIL 4, 2018

**SUBJECT:** UP17-1045, CITY GATE APARTMENTS: A CONDITIONAL USE PERMIT FOR APPROXIMATELY 10 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF HIGLEY ROAD AND MICHELLE WAY TO ALLOW A MULTI-FAMILY RESIDENTIAL USE IN THE REGIONAL COMMERCIAL (RC) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

**STRATEGIC INITIATIVE:** Community Livability

Allow for the subject property to develop as an integrated mixed use development, incorporating a permanent residential component and adding more density and an urban feel to the commercial center.

### **RECOMMENDED MOTION**

Make the Findings of Fact and approve UP17-1045, The City Gate Apartments: a Conditional Use Permit for approximately 10 acres of real property located at the southeast corner of Higley Road and Michelle Way to allow a multi-family residential use in the Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay.

**APPLICANT/OWNER**

Company: Brennan Ray  
Name: Burch & Cracchiolo  
Address: 702 E. Osborn Rd. Ste 200  
Phoenix, AZ 85014  
Phone: 602-234-8794  
Email: bray@bcattorneys.com

Company: AZ Baseside LLC  
c/o Barclays Group  
Address: 2390 E. Camelback Rd, Ste 200  
Phoenix, AZ 85014  
Phone: 602-224-4151  
Email: cfincham@barclaygroup.com

**BACKGROUND/DISCUSSION****History**

<b>Date</b>	<b>Description</b>
<i>June 2, 2009</i>	Town Council adopted Ordinance No. 2230 in annexation A09-01: the southeast corner of Higley and Baseline Roads
<i>November 3, 2011</i>	Resolution No. 3099 approving certain street improvements to Higley and Baseline Intersection (Capital Improvements Project CIP No. ST146) and assessment of costs
<i>September 5, 2013</i>	Town Council approved Resolution No. 3189, a development agreement for reimbursement by Developer to the Town of certain roadway improvements at the southeast corner of Higley and Baseline Roads
<i>February 13, 2014</i>	Town Council approved Ordinance No. 2475 rezoning 61.34 acres at the southeast corner of Higley and Baseline Roads from Maricopa County Rural-43 (RU-43) to Town of Gilbert Regional Commercial (RC) zoning district.
<i>November 5, 2014</i>	Planning Commission approved S14-07, Preliminary Plat and Streetscape Plan for approximately 61 acres consisting of 20 commercial lots, generally located at the southeast corner of Higley and Baseline Roads and zoned Regional Commercial (RC)
<i>February 19, 2015</i>	Town Council approved Resolution No. 3781, a development agreement with AZ Baseside LLC, related to the Development of Certain Property
<i>December 7, 2016</i>	The Planning Commission/ DRB approved DR16-33 for the City Gate Marketplace, directly to the north of the proposed 10 acre City Gate Apartments (DR17-1200) subject site and a portion of the overall City Gate commercial development.
<i>February 7, 2018</i>	The Planning Commission/ DRB reviewed UP17-1045 and DR17-1200 as a study session item.

**Overview**

The proposed City Gate Apartments are located at the southeast corner of Higley Road and Michelle Way. The Conditional Use Permit would allow a 249 unit multi-family residential apartment use in the Regional Commercial (RC) zoning district. The proposed project consists

of a 10-acre portion of the overall City Gate commercial development, zoned Regional Commercial (RC) with a PAD overlay. All streets are private with access easements. The majority of the parcels/ lots within the overall 61-acre, City Gate commercial development are either approved, under construction or built and include the Copper Springs Retirement Community, Savanna House Assisted Living facility directly to the east across San Benito Drive, grocery shopping center, and two hotels.

Directly to the north of the proposed City Gate Apartments consists of future commercial uses that include a 123,000 square foot grocery anchor, 40,000 square feet of commercial/ retail shop lots, including two (2) fast food restaurant pads with drive through, a single use retail lot (i.e. Bank, urgent care, etc.) as well as a vehicle fueling center with kiosk. Additionally, the overall City Gate development is subject to the entitlements and Development Agreements associated with the 61 acre City Gate subdivision (S14-07).

#### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Regional Commercial (RC)	Michelle Way then Regional Commercial (RC)	Vacant.
South	Regional Commercial (RC)	Gary Way then Regional Commercial (RC)	Copper Springs Retirement Community
East	Regional Commercial (RC)	San Benito Dr. then Regional Commercial (RC)	Hotel Development, Savanna Assisted Living and Memory Care
West	Shopping Center (SC), Residential > 3.5 - 5 DU/Acre	Higley Road then Shopping Center (SC) and Single Family-6 (SF-6)	Retail, Restaurant, Single Family Homes
Site	Regional Commercial (RC)	Regional Commercial (RC)	Vacant

#### **Site Development Standards:**

##### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC</b>	<b>Proposed</b>
Maximum Building Height	55'	52'-10"
Minimum Building Setback		
Front	25'	25'
Side to Street	20'	20'
Side to non-residential	20'	20'
Rear to non-residential	20'	20'
Minimum Required Perimeter Landscape Area		
Front	25'	25'
Side to Street	20'	20'

Side to non-residential	20'	20'
Rear to non-residential	20'	20'
Landscape (% of net lot area)	15%	24%
Parking	249 Units	249 Units
1 bedroom/Studio	158 units x 1 = 158	158
2 Bedroom Plus	91 units x 2 = 182	182
0.25 guest spaces per unit	249 units x .25 = 63	63
Total Parking	403 – Total Parking Spaces (minimum of 249 covered spaces, of which 50 spaces enclosed)	135 – surface parking (open) 187 – surface parking (covered) 38 spaces (19 tandem garages) <u>43 spaces (single-car garage)</u> 403 – Total Parking Spaces  (268 covered spaces provided, of which 81 are enclosed)
Bike Parking	41 bike spaces required (1 space per 10 vehicular spaces)	55 bike spaces provided

## **DISCUSSION**

### **Use Permit (UP17-1045)**

The proposed City Gate Apartments would serve as the residential component of the overall City Gate commercial subdivision and help to create a more mixed-use project incorporating a permanent residential component and helping to create density and a more urban feel to the center.

#### ***Site Design Elements***

The proposed 10-acre City Gate Apartments would include 249 total multi-family residential dwelling units (24.9 DU/ Acre) and totaling over 306,614 sq. ft., distributed among four (4) apartment buildings that will each be four (4) stories in height (approximately 52'-10" high). The product will have attached garages creating a more densely developed, urban design and feel to the subject site as well as the overall Regional Commercial (RC) zoned City Gate development with its existing diversity of uses.

The Applicant is seeking approval of a Conditional Use Permit to allow for a Multi-Family Residential use in the Regional Commercial (RC) zoning district that proposes to integrate the proposed multi-family residential development with the existing and future uses per the requirements of the Land Development Code Article 2.306.H.

Primary vehicular access to the Apartments is directly from the north (Michelle Way) with secondary emergency ingress/ egress as well as resident egress only to the east (San Benito

Drive). A Master Traffic Impact Analysis for the entire development has been previously provided and has been updated to reflect the proposed 249 unit, multi-family residential use.

The subject site is in the middle of the City Gate commercial development and is well placed to create integration with surrounding uses. The four apartment buildings hug the perimeter and are adjacent to streets with parking being located more internally to the site. Outdoor community amenities located along the southern portion of the subject site also help to provide some activation of the proposed apartments to the overall City Gate commercial development.

The proposed building design will utilize internal access to all 249 residential units. The proposed 19 tandem and 43 single car garages are attached to the four proposed apartment buildings and will provide for internal access from the garage to the internal hall or corridor of the apartment buildings, which also helps to create a more urban form and design. The proposed parking at 403 spaces is precisely the number of parking spaces required for the site. Additionally, staff will note that apartment development requires 249 covered parking spaces and 268 spaces are provided by a combination of garage (single and tandem) and carports at this time; additional carports or garages will be required to comply with the LDC requirements. The proposed 43 single car garages (12' x 22') and the 19 tandem garage spaces (12' x 40') will be a functional size for vehicles and personal storage. Tandem spaces have been recently approved by the Redevelopment Commission for multi-family projects in more density compact environments. Planning staff finds that this particular four-story mixed use project qualifies as more dense.

Pedestrian connectivity will be a significant part of the overall site design in order to help demonstrate an integration of uses and provide an alternative transportation option for those who want to live, work, and play in the area, as envisioned by the RC district's mixed-use directive. To that end, walkability throughout the subject site with access to surrounding City Gate development with existing and future commercial retail and commercial related development is extremely important. Currently there are eight (8) gated pedestrian connections planned around all four sides of the site to join the City Gate Apartments to the overall center.

There are three (3) enhanced pedestrian nodes proposed with the City Gate Apartments to help integrate the multi-family use with the surrounding commercial developments. Two of the pedestrian nodes are located on Michelle Way to the north in order to help activate the street and connections to the future shopping center and retail pads to the north and the third node is located to the south. These enhanced pedestrian nodes will consist of benches, trash cans, bollard lighting, enhanced paving and 48" box shade trees and will be connected directly to the building or pedestrian access gates, and will be setback from the existing sidewalks to provide small pocket areas for residents and pedestrians coming to and from the City Gate Apartments.

The primary outdoor amenity is located on the southeast corner of Building 4 and is designed to provide a typical clubhouse with pool, spa, outdoor fire table and a large ramada and several cabanas surround the pool area. Other amenities within the City Gate Apartments will consist of an urban resort-style design with outdoor swimming pool and amenities, but will also include a great deal of indoor amenities such as fitness centers distributed among Buildings 2 and 4 and a roof-top view deck on top of Building 4. A fairly large dog park is also located at the southeast

corner of the primary outdoor amenity area of Building 4 and is screened and surrounded by a 6' high CMU fence.

Staff also considers it important to note that the proposed building elevations, landscaping and other site development details and amenities are being reviewed under the associated Design Review Board application (DR17-1200) and will provide for a consistent design theme with what was previously approved throughout the seven (7) buildings submitted for the major grocery anchor and associated retail/ commercial buildings directly to the north.

***Use Permit Findings of Fact - Multi-Family Residential in Regional Commercial***

The Planning Commission is required to make four findings in order to approve a Conditional Use Permit and four additional findings to allow Multi-family in Regional Commercial. The findings are listed here, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:.

1. ***The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.***

The multi-family use is a compatible use adjacent to congregate care, commercial, retail and hotel uses. Infrastructure for access and circulation between uses exists today and blends well with the proposed project. All internal streets are private and have access easements.

2. ***The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.***

This project conforms to the General Plan by proposing appropriate uses and densities in a mixed use environment.

3. ***The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.***

This project meets LDC regulations and other requirements as noted above.

4. ***The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.***

This project is located in the Regional Commercial zoning district and this use is situated in the center of a commercial project with more intense uses on all sides.

And the additional findings for Multi-Family Use in Regional Commercial District required by Section 2.306 H. of the LDC, as follows:

5. ***Mixed Land Uses. The project is a mixed-use development where land uses are mixed on-site or are mixed in combination with adjacent uses (existing or planned). A mixed-use development is an efficient integration (horizontally or vertically) of non-residential and residential uses that cultivates a sense of community in a live, work, and play environment.***

This project is utilizing a parcel completely surrounded by existing or approved development along with existing infrastructure to support the proposed use. Integration is enhanced with City Gate design guidelines that provide a sense of coordination among all users. This will be seen with landscaping, lighting, street furniture, architecture and signage. Pedestrian connections and nodes are strategically located for walkability and interaction. These connections are planned to reduce vehicular trips and provide the opportunity for socialization between the users.

Multi-Family Use in RC Zoning Guidelines that project responds to:

- 1.1 - Provides a meaningful blend of land uses that are, planned and implemented as one, coordinated and unified mixed-use project.
- 1.2 - Combines multi-family residential and commercial uses, which are arranged vertically (in multiple stories of buildings) or horizontally (with inter-related building placements and physical connections).
- 1.3 - Offers a mix of land uses in each phase of development and provides significant functional and physical blending of project components.
- 1.4 - Designed in such a way that is fully integrated with other land uses within the mixed-use development, meaning that the other land uses are within a comfortable walking distance and are connected to the proposed use with: shared amenities; shared open space or active gathering places; and direct, convenient and pedestrian friendly sidewalks and/or pathways.
- 1.6 - Includes non-residential uses within walking distance (600 ft. max.) of dwelling units, reducing the number of vehicle trips and traffic congestion.

6. ***Sustainability through Compact Design. Site layout is compact and configures buildings, parking areas, streets, driveways and gathering places in a way that lessens dependence on automobiles, and reduces impacts on the natural environment. Parking for the multi-family residential component meets multi-family residential parking requirements or an approved “shared parking” model.***

As noted above, pedestrian connections are planned with nodes in strategic locations. These nodes have benches, shade, low lighting with bollards, and trash receptacle. Structures are located hugging the street to provide an urban feel and private outdoor areas will bring life to the street. This design also lessens the amount of perimeter fencing. The main entrance is designed to line up with the commercial center to the north. Amenities within the site are convenient to the residents. Landscaping, lighting and street furniture play a role in unifying this project within the City Gate master planned area.

Multi-Family Use in RC Zoning Guidelines that project responds to:

- 2.1 - Orients buildings and major pedestrian entrances toward activity centers, such as major streets, public plazas, outdoor dining and other pedestrian amenities.
- 2.3 - Clusters buildings on the site to promote linked trips. A cluster is a group of buildings that are attached, oriented on adjacent street corners, or are in reasonably close proximity to each other such that a pedestrian need not walk across lengthy parking and driveway areas, between building entrances.

- 2.4 - Maximizes opportunities for pedestrian and vehicular circulation between adjacent sites through building siting and parking design, such as joint access easements and common driveways.
- 2.6 - Offers access to useable open space, conveniently located for the majority of the multi-family units. The open space areas should have well defined edges, such as walkways, buildings or landscaping.
- 2.7 - Uses landscaping as a tool to unify open spaces with the overall development, and includes theming for plant materials, paving, lighting, street furniture and signage. Incorporates different landscape designs and plant materials to highlight distinct areas of the project.

7. ***Pedestrian Scale and Orientation. All portions of the development are accessible by a direct, convenient, and safe system of pedestrian facilities and pedestrian amenities, and gathering places are appropriate scaled for the project.***

This project has a variety of amenities that encourage walking, connections within and outside the project, street furnishing zones both on the public and private streets, distinctive paving treatments, and comfortable gathering spaces or plazas. Pedestrian connections are placed on each side of the project along with three shaded resting stations to be shared with the community along the private streets.

Multi-Family Use in RC Zoning Guidelines that project responds to:

- 3.1 - Pedestrian facilities connect the mixed-use project to other land uses, are clearly delineated and provide connections through the development to the applicable public streets.
- 3.2 - Offers pathways between uses or outdoor plazas, weather protection and street furnishing zones on both sides of every public and private street. Appropriate pedestrian amenities (e.g., street tree well cutouts, and space for outdoor seating, trash cans, newspaper racks, mail boxes, sidewalk displays, public art, misting systems, shade structures and awnings, pedestrian-scaled lighting, bicycle racks, etc.), are provided in such areas.
- 3.4 - Incorporates a comprehensive open space network that utilizes shared open space areas, active public gathering places, pedestrian/ visitor amenities, plazas, walkways, paths, etc., to link uses on the site.
- 3.6 - Adequately illuminates all building entrances, pathways and other pedestrian areas with pedestrian-scale lighting (e.g., wall mounted, sidewalk lamps, bollards, landscape up lighting, etc.).
- 3.7 - Locates inviting and comfortable pedestrian-scale gathering spaces or plazas next to pedestrian circulation routes and is designed to generate interest and engagement from pedestrians.
- 3.8 - Uses distinctive paving treatments that give visual cues to users and accentuates different areas within the project.



8. ***Transportation and Connectivity. The development provides appropriate vehicular and pedestrian connectivity that serves vehicles, pedestrians and bicycles.***

This master planned center was planned with a major boulevard connecting all users to two major arterials. Access points are carefully planned for shared use and pedestrian safety. Perimeter walls provide views into the project to provide a sense of security yet keep transparency and visibility and not segregate from the surrounding commercial developments of City Gate.

Multi-Family Use in RC Zoning Guidelines that project responds to:

- 4.1 - Connects public or private streets and pedestrian facilities to adjacent neighborhoods and zoning districts.
- 4.2 - Implements all planned street connections, as designated by the Town's *Transportation Master Plan*.
- 4.3 - Offers strong access to employment centers, regional services, and multiple modes of transportation.
- 4.4 - Limits the placement of perimeter walls, gates and fences that prevent movement between land uses. Avoids solid walls that inhibit visibility and the sense of connection between land uses.
- 4.5 - Maintains views, open areas and the integration of pedestrian network with adjacent commercial uses if project fencing is provided.
- 4.8 - Provides pedestrian friendly cross access between other uses within the mixed- use project that encourages people to walk from use to use once they arrive at the project.

Staff finds that the location of the 10-acre subject site within the overall 61-acre City Gate commercial development, which contains existing and developing portions with a mixture of uses permitted in the RC zoning district; combined with the vertical height and density of the proposed apartment project, all help to demonstrate an urban design and an integrated mixture of uses for the City Gate Apartments.

### **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received one phone call of opposition from a property owner in the Enclave at Via Bella subdivision to the south of the overall City Gate development, at the time this report was written.

### **PLANNING COMMISSION STUDY SESSION – FEBRUARY 7, 2018**

The Planning Commission discussed UP17-1045 as a study session item. Comments from the Planning Commission included that a multi-family use may be suitable on the 10-acre subject site and within the overall 60-acre City Gate development. Some comments were made

regarding building architecture and design as well as the site providing enhanced pedestrian crossings from the vehicular primary entry to the City Gate Apartments across Michelle Way to the future commercial development to the north.

Additionally, some Planning Commissioners agreed that solid screen walls should be limited to promote more transparency and visibility around the site perimeter. The applicant has in fact reduced the proposed solid screen walls to now be 3' high parking screen walls with 3' view/mesh fencing on top to meet the requirements for parking screening, provide security to the site and also provide the transparency and visibility desired. The following changes have been made to the UP17-1045 application based on comments from staff and the Planning Commission:

- The site wall has been changed to a 6'-0" high metal mesh fence and at the parking areas the wall is a 3'-0" high fluted CMU with a 3'-0" high metal mesh fence above (Sheet L2).
- Michelle Way's sidewalk has been installed such that adding more movement or width to the sidewalk is challenging. The Michelle Way street frontage will be enhanced without removing the existing sidewalks, and the developer will be adding another pedestrian node for a total of 2 nodes along Michelle Way.
- Enhanced/ decorative pavement to match the decorative pavement provided at the primary vehicular entry on Michelle Way has been provided across the full width of Michelle Way at the primary point of ingress/ egress to the City Gate Apartments as demonstrated on Site Plan (Sheet A1.1)
- The seating of the proposed pedestrian node areas will be setback from the sidewalk 6'-0" minimum.
- The applicant will install and utilize 48" box trees to coordinate with the existing nodes on site (Sheet A1.2).
- Enhanced paving to go across Michelle Way. There is a cross walk located at Michelle Way and Higley Road and also Michelle Way and San Benito Way.
- The proposed dog park was enlarged and benches added, a trash can and waist bags. Additionally, a Pet Wash room will be located in the Amenity space in Building #2.
- Additional bike storage and bike repair has been added to the Building #2 amenity space.

### **PROPOSITION 207**

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

### **STAFF RECOMMENDATION**

Make the Findings of Fact and approve of UP17-1045, City Gate Apartments: a Conditional Use Permit for approximately 10 acres of real property generally located at the southeast corner of Higley Road and Michelle Way to allow a multi-family residential use in the Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay, subject to conditions:

1. The Project shall be in substantial conformance with the Site Plan and Details shown on the Exhibits provided under Attachments No. 3, No. 4, and No. 5.
2. Decorative pavement shall be provided and extend across Michelle Way at the primary point of ingress/ egress to the City Gate Apartments as demonstrated on Site Plan (Sheet A1.1).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'N. Williams', is positioned above the typed name.

Nathan Williams, AICP  
Senior Planner

**Attachments and Enclosures:**

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Site Plan
- 4) Pedestrian Site Connection Plan
- 5) Site Walls Plan

**FINDINGS OF FACT**  
**UP17-1045 – City Gate Apartments**

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.
5. **Mixed Land Uses.** The project is a mixed-use development where land uses are mixed on-site or are mixed in combination with adjacent uses (existing or planned). A mixed-use development is an efficient integration (horizontally or vertically) of non-residential and residential uses that cultivates a sense of community in a live, work, and play environment.
6. **Sustainability through Compact Design.** Site layout is compact and configures buildings, parking areas, streets, driveways and gathering places in a way that lessens dependence on automobiles, and reduces impacts on the natural environment. Parking for the multi-family residential component meets multi-family residential parking requirements or an approved “shared parking” model.
7. **Pedestrian Scale and Orientation.** All portions of the development are accessible by a direct, convenient, and safe system of pedestrian facilities and pedestrian amenities, and gathering places are appropriate scaled for the project.
8. **Transportation and Connectivity.** The development provides appropriate vehicular and pedestrian connectivity that serves vehicles, pedestrians and bicycles.

# **Notice of Public Hearing**

UP17-1045

Attachment 2: Notice of Public Hearing  
April 4, 2018

**PLANNING COMMISSION DATE:**

**Wednesday, April 4, 2018\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

\* Call Planning Department to verify date and time: (480) 503-6805

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

## **REQUESTED ACTION:**

UP17-1045: City Gate Apartments: Request to approve a Conditional Use Permit for approximately 10 acres of real property generally located at the southeast corner of Higley Road and Michelle Way to allow a multi-family residential use in the Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay.

DR17-1200, City Gate Apartments: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 10 acres, for a 249 unit multi-family residential community, generally located at the southeast corner of Higley Road and Michelle Way, and zoned Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay.

## **SITE LOCATION:**



**APPLICANT** Burch & Cracchiolo  
**CONTACT:** Brennan Ray  
**ADDRESS:** 702 E. Osborn Rd, Ste. 200  
Phoenix, AZ 85014

**TELEPHONE:** (602) 234-8794  
**E-MAIL:** [bray@bcattorneys.com](mailto:bray@bcattorneys.com)



UP17-1045  
Attachment 3: Site Plan  
April 4, 2018

NO. 17-2025-00  
CITY GATE

Gilbert, Arizona  
**VEDURA**  
RESIDENTIAL  
6720 N. SCOTTSDALE ROAD, #109  
SCOTTSDALE, AZ 85253  
(480) 922-9200 P  
(480) 922-9201 F



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02-02-18  
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DR 2nd SUBMITTAL

Proj Mgr.  
Dwn By: Author  
Rev. Date: Description:  
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NOTICE OF ALTERNATE BILLING CYCLE:  
This contract allows the Owner to require the submission of billings or estimates in billing cycles other than 30-days. A written description of such other billing cycle applicable to the project is available from the Owner or the Owner's designated Agent at Vedula Residential. The Owner or its designated Agent shall provide this written description upon request.

SITE PLAN

A1.1



**GENERAL NOTES**

- REFERENCE HARDSCAPE PLANS FOR ALL HARDSCAPE CONTROL DIMENSIONS TYP.
- REFERENCE CIVIL PLANS FOR ALL SITE ELEVATIONS, GRADES AND RELATED INFORMATION.
- PERIMETER DIMENSIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL/LANDSCAPE PLANS FOR CONTROL DIMENSIONS TYP.
- REFER TO ENLARGED PLANS AS INDICATED FOR ALL CONTROL DIMENSIONS, DRAINAGE SLOPES, ETC.
- REFER TO PROJECT ARCHITECTURAL SLAB PLAN FOR SITE SECTION DESIGNATION.

**PROJECT DESCRIPTION:**  
LUXURY MULTI-FAMILY PROJECT WILL CONSIST OF 249 RESIDENTIAL UNITS WITH A MIXTURE OF STUDIOS, ONE AND TWO BEDROOMS UNITS. THE BUILDINGS WILL BE A 4-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT. THE PROJECT WILL CONTAIN A CLUBHOUSE, FITNESS, POOL AND BBQ AREAS.

**GENERAL ZONING ANALYSIS:**  
**SITE AREA:**  
GROSS : 49.99 ACRES (435,164.4 S.F.)  
NET : 27.75 ACRES (337,590 S.F.)

**ZONING:**  
EXISTING : REGIONAL COMMERCIAL  
PROPOSED : REGIONAL COMMERCIAL

**BUILDING HEIGHT:**  
PROVIDED : 4 STORIES / ±52'-0"

**DENSITY:**  
PROVIDED : ±24.92 D.U./GROSS ACRE

**SPRINKLER SYSTEM:**  
NEW RESIDENTIAL BUILDINGS: ... NFPA 13 AND NFPA 13R

**SETBACKS:**  
FRONT: (N. HIGLEY ROAD) 25'-0"  
SIDE: (E. MICHELLE WAY) 20'-0"  
SIDE: (E. GARY WAY) 20'-0"  
REAR: (N. SAN BENITO DRIVE) 20'-0"

**RETENTION:**  
RETENTION WILL BE UNDERGROUND

**LOT COVERAGE:**  
PROVIDED : 33.8%  
LOT COVERAGE = 113,870 SF = 33.8%  
NET SITE AREA 337,590 S.F.

**OPEN SPACE PROVIDED:**  
PRIVATE OPEN SPACE : 65 S.F. TO 157 S.F. PER D.U.  
COMMON OPEN SPACE : 15% OF NET AREA (50,895 S.F./337,590 S.F.)

**LOADING AREA:**  
REQUIRED : 2 - 12' x 30' LOADING AREA  
PROVIDED : 2 - 12' x 30' LOADING AREA

**PARKING STANDARDS:**  
PARKING TYPE : 9x19' (16'-6" w/2'-6" OVERHANG)  
AISLE WIDTH : 25'  
FIRE LANE WIDTH : 26'  
GARAGE :  
SINGLE : 12' x 22'  
TANDEM : 12' x 40'

**PARKING REQUIRED:**  
STUDIO : 38 D.U. x 1.0 P.S./D.U. = 38 P.S.  
1 BEDROOM : 120 D.U. x 1.0 P.S./D.U. = 120 P.S.  
2 BEDROOM : 91 D.U. x 2.0 P.S./D.U. = 182 P.S.  
GUEST : 249 D.U. x .25 P.S./D.U. = 63 P.S.  
TOTAL : 403 P.S.  
(±1.62 P.S./D.U.)

**PARKING PROVIDED:**  
SURFACE OPEN : 135 P.S.  
(63 GUEST P.S. ARE INCLUDED IN NUMBER ABOVE)  
SURFACE COVERED : 187 P.S.  
SINGLE GARAGE : 40 P.S.  
TANDEM GARAGE : 19 x 2 = 38 P.S.  
TOTAL : 403 P.S.  
(±1.62 P.S./D.U.)

ACCESSIBLE PARKING PROVIDED IN NUMBER ABOVE  
403 P.S. x .02 = 9 P.S.

**BIKE PARKING:**  
REQUIRED : ONE FOR EVERY 10 P.S.  
REQUIRED : 402 P.S. / 10 = 40 SPACES  
PROVIDED : 55 SPACES  
BIKE PARKING AMENITY IN BLDG 2 : 40 B.P.  
LOCATED ON SITE BY EACH BUILDING : 15 B.P.

**CONSTRUCTION TYPES ANALYSIS:**  
PROPOSED USE : RESIDENTIAL

**OCCUPANCIES/CONSTRUCTION TYPE:**  
RESIDENTIAL UNITS R-2: TYPE VA  
OFFICE / LEASING B: TYPE VA  
FITNESS / CLUBHOUSE A-3: TYPE VA  
PARKING GARAGE U: TYPE VA  
TRASH ROOM / RAMADA U: TYPE VA

**FIRE SPRINKLER SYSTEM:**  
BUILDING TYPE 1 & 3 NFPA 13R  
BUILDING TYPE 2 & 4 NFPA 13  
OFFICE / LEASING NFPA 13  
FITNESS / CLUBHOUSE NFPA 13  
RESIDENTIAL PARKING GARAGE NFPA 13 & 13R

**UNIT GROSS AREA \***

Unit Type	Area	# Bed/Bath	# of Units	% of Units	Total S.F.
UNIT 1	624 SF	18/1BA	38	15%	23,695 SF
UNIT 2	704 SF	18/1BA	55	22%	38,741 SF
UNIT 3	755 SF	18/1BA	65	26%	49,040 SF
UNIT 4	1,035 SF	28/2BA	34	14%	35,199 SF
UNIT 5	1,120 SF	28/2BA	46	18%	51,529 SF
UNIT 6	1,427 SF	28/2BA	4	2%	5,707 SF
UNIT 7	1,307 SF	28/2BA	7	3%	9,150 SF
			249	100%	213,080 SF

\* UNIT GROSS S.F. - THE UNIT GROSS AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNITS PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIOS, BALCONIES, BREEZEWAYS OR PATIO/BALCONY STORAGE ROOMS.

**GROSS BUILDING FLOOR S.F. (IBC) \***

BUILDING #	Level	Area
BUILDING 1	LEVEL 1	9,309 SF
BUILDING 1	LEVEL 2	14,136 SF
BUILDING 1	LEVEL 3	14,136 SF
BUILDING 1	LEVEL 4	14,136 SF
BUILDING 1		51,715 SF
BUILDING 1 GARAGE	LEVEL 1	6,984 SF
BUILDING 2	LEVEL 1	19,934 SF
BUILDING 2	LEVEL 2	28,589 SF
BUILDING 2	LEVEL 3	28,558 SF
BUILDING 2	LEVEL 4	28,565 SF
BUILDING 2		105,646 SF
BUILDING 2 - AMENITY	LEVEL 1	1,305 SF
BUILDING 2 GARAGE	LEVEL 1	9,349 SF
BUILDING 2 GARAGE	LEVEL 1	9,349 SF
BUILDING 3	LEVEL 1	7,312 SF
BUILDING 3	LEVEL 2	9,992 SF
BUILDING 3	LEVEL 3	9,992 SF
BUILDING 3	LEVEL 4	9,992 SF
BUILDING 3		37,290 SF
BUILDING 3 GARAGE	LEVEL 1	3,493 SF
BUILDING 4	LEVEL 1	3,493 SF
BUILDING 4	LEVEL 2	9,903 SF
BUILDING 4	LEVEL 3	20,278 SF
BUILDING 4	LEVEL 4	23,067 SF
BUILDING 4		76,314 SF
BUILDING 4 CLUBHOUSE	LEVEL 1	9,385 SF
BUILDING 4 GARAGE	LEVEL 1	9,385 SF
BUILDING 4 GARAGE	LEVEL 1	5,133 SF
BUILDING 4 GARAGE	LEVEL 1	5,133 SF
		306,614 SF

**TRASH COLLECTION**

- THERE IS ONE TRASH COMPACTOR WHICH WILL BE A 30 TO 35 YARD TRASH COMPACTOR.
- THE PROJECT WILL UTILIZE VALLEY WAIST FOR TRASH PICKUP.
- THERE IS A RECYCLING TRASH BIN ON SITE FOR MOVE-IN CARBOARD.

**KEYMAP**

**CONSTRUCTION TYPE**

**UNIT MIX - GROSS S.F.**

**SYMBOLS**

SEE DRAWING A0.1 FOR ADDITIONAL SYMBOLS

▲ BUILDING NUMBER  
▲ BUILDING TYPE  
▲ BUILDING TYPE  
▲ UNIT TYPE  
▲ FOURTH FLOOR  
▲ THIRD FLOOR  
▲ SECOND FLOOR  
▲ FIRST FLOOR  
▲ ACCESSIBLE TYPE 'A' UNIT  
▲ FLOOR LOCATION  
▲ ACCESSIBLE PARKING SPACE  
▲ TYPE 'A' UNIT DESIGNATION - TYPICAL  
▲ RAISE TRUNCATED DOMES WITH A DIAMETER OF NOM. 0.9 IN. A HEIGHT OF NOM. 0.2 IN. AND NOM. 2.35 IN. ON CENTER, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACE. EITHER LIGHT OR DARK OR DARK ON LIGHT FOR FULL FACE OF RAMP - USE INTEGRAL COLORED CONCRETE - COORDINATE LOCATION WITH CIVIL  
▲ PRIVATE ACCESSIBLE ROUTE WITH MIN. CLEAR WIDTH OF 3'-6". MAX. SLOPE OF 5% AND MAX. CROSS SLOPE OF 2%  
▲ ACCESSIBLE PARKING SIGN - WALL MOUNTED  
▲ FIRE HYDRANT LOCATION  
▲ EXISTING FIRE HYDRANT LOCATION  
▲ FIRE TRUCK TURNING RADIUS INSIDE TURNING RADIUS 35'-0" MIN. OUTSIDE TURNING RADIUS 55'-0" MAX.  
▲ F.D.C. CONNECTION  
▲ KNOX BOX LOCATION  
▲ TRANSFORMER  
▲ BUILDING SIGNAGE LOCATION



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02-02-18  
SD PHASE  
DR 2nd SUBMITTAL

Proj Mgr.  
Dwn By: Author

Rev.	Date:	Description:
△		
△		
△		
△		
△		

**NOTICE OF ALTERNATE BILLING CYCLE:**  
This contract allows the Owner to require the submission of billings or estimates in billing cycles other than 30-days. A written description of such other billing cycle applicable to the project is available from the Owner or the Owner's designated Agent at Vedula Residential. The Owner or its designated Agent shall provide this written description upon request.

**PEDESTRIAN SITE CONNECTION**

**A1.2**

- PEDESTRIAN CONNECTION SYMBOLS**
- + NEW PROJECT MONUMENT SIGNAGE LOCATION
  - X EXISTING MONUMENT SIGNAGE - PROJECT NAME TO BE ADDED
  - ◇ GATE LOCATIONS WITH KNOX BOX
  - \* PEDESTRIAN ACCESS LOCATIONS
  - ⊗ NEW PEDESTRIAN NODE LOCATIONS
  - ... PEDESTRIAN CONNECTIVITY PATHWAY



1 TRASH CAN  
3" = 1'-0"



2 BOLLARD LIGHT  
12" = 1'-0"



3 PET WASTE STATION  
12" = 1'-0"



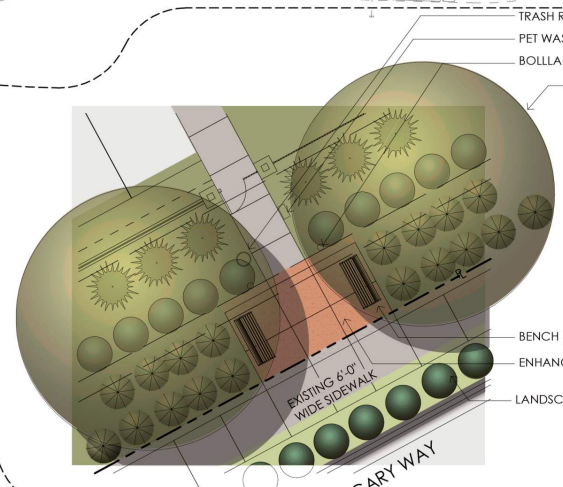
EXISTING PEDESTRIAN NODE  
6" = 1'-0"



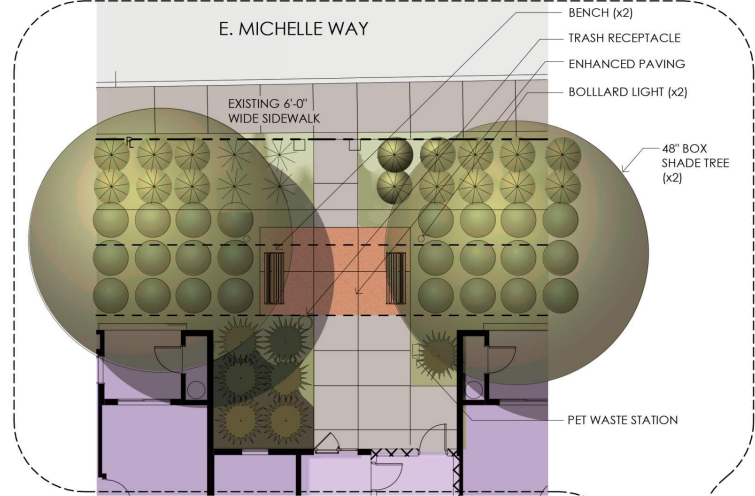
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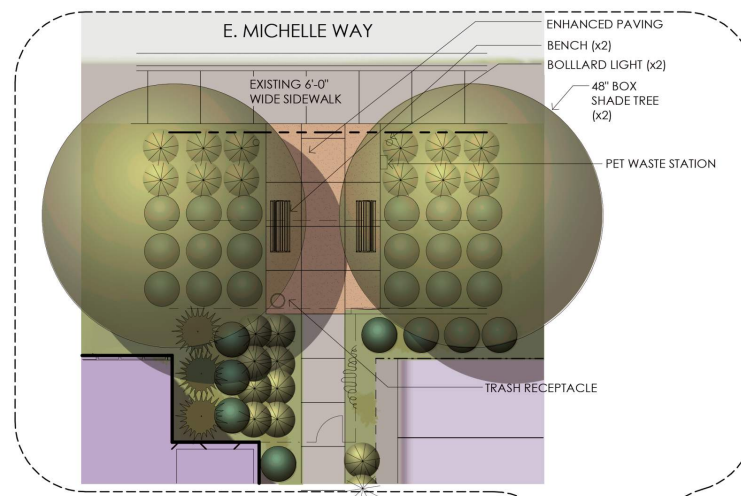
VICTOR STANLEY®  
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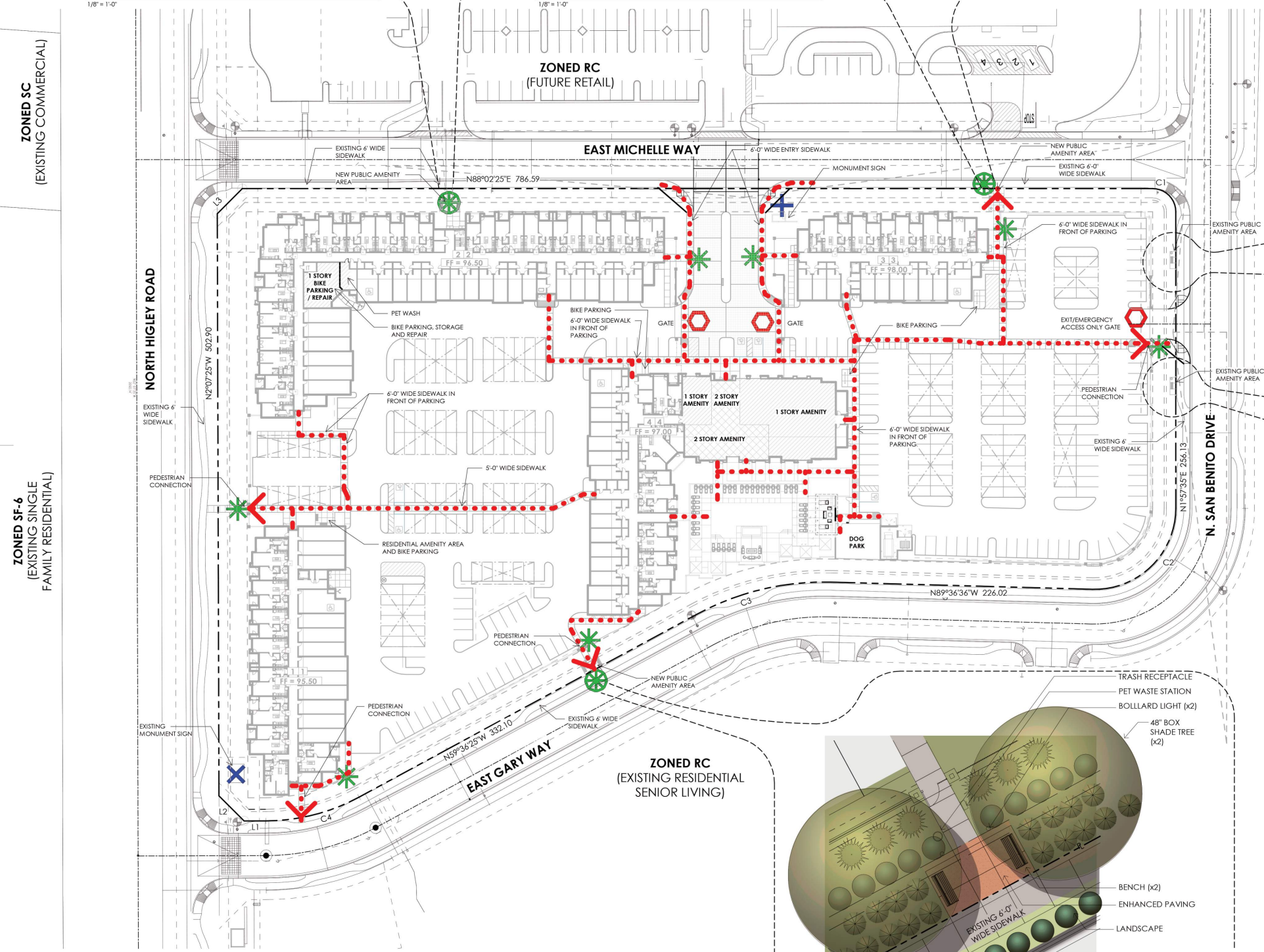
E. GARY WAY NODE  
1/8" = 1'-0"



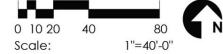
E. MICHELLE WAY NEW NODE  
1/8" = 1'-0"



E. MICHELLE WAY NEW NODE  
1/8" = 1'-0"

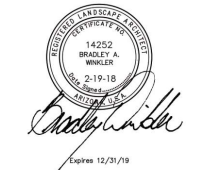


PEDESTRIAN SITE CONNECTION PLAN  
1" = 40'-0"





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11-21-17  
SD PHASE  
DR 2nd SUBMITTAL

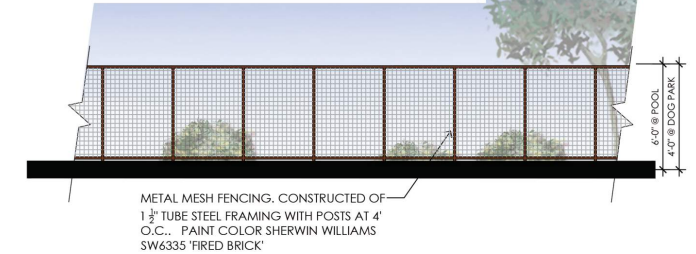
Proj Mgr. AJ  
Dwn By: BW  
Rev. Date: Description:  
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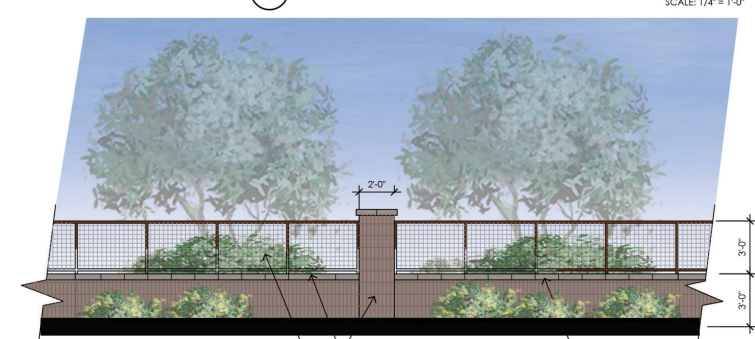
SITE WALLS

WALL / FENCE TYPE LEGEND

- DETAIL 1: METAL MESH FENCE. OCCURS @ POOL & DOG PARK.
- WALL TYPE 'A': 3' HIGH METAL FENCE ON 3' HIGH CMU WALL. OCCURS @ STREET FRONTAGES.
- WALL TYPE 'B': OFFSET PANELS OF CMU BLOCK w/ METAL FENCING CONNECTIONS @ OFFSETS. OCCURS @ POOL AREA ONLY.

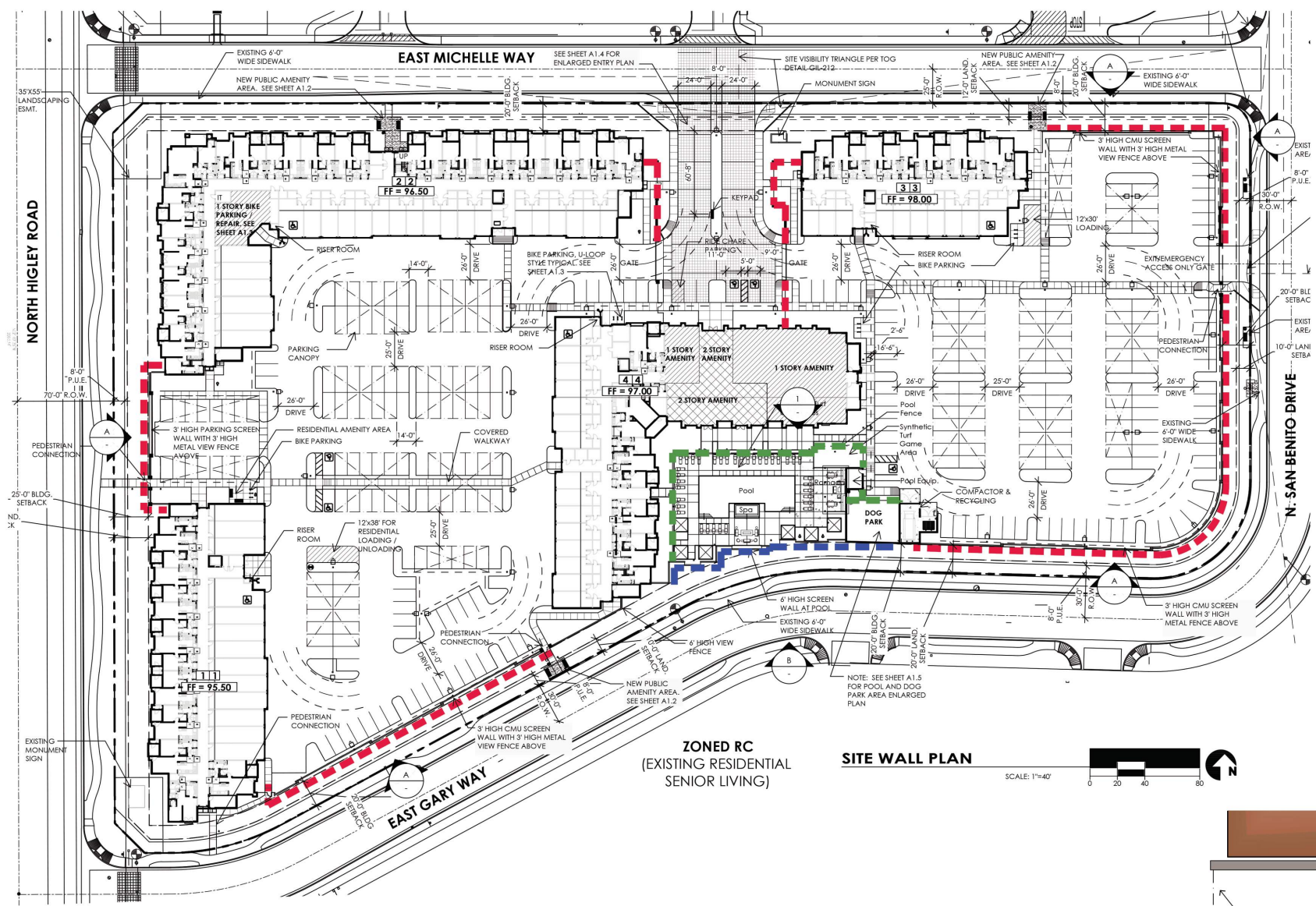


1 TYPICAL POOL FENCE & DOG PARK FENCE  
SCALE: 1/4" = 1'-0"

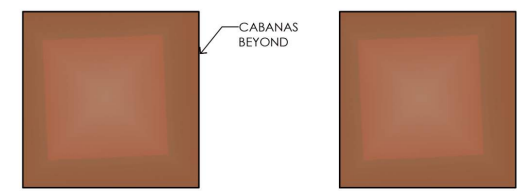


A TYPICAL PARKING SCREENING  
SCALE: 1/4" = 1'-0"

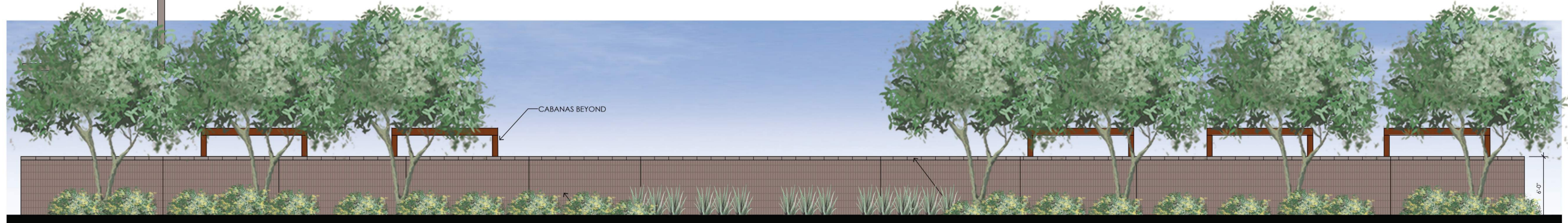
SITE WALL PLAN



ZONED RC  
(EXISTING RESIDENTIAL  
SENIOR LIVING)



PLAN



B POOL AREA WALL  
EAST GARY WAY FRONTAGE

ELEVATION

CMU WALLS OF FLUTED 'SONORA BLOCK', TIERRA BROWN COLOR.  
8"x4"x16" SOLID CMU CAP ON WALLS. GRAY COLOR.

UP17-1045  
Attachment 5: Site Walls Plan  
April 4, 2018